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02/01/2021 02:02:20 PM
DEEDS 1/4

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send tax notice to:
J Wright Building Company
850 Corporate Parkway, #104
Birmingham, AL 35242

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, we, Luke Bohnenkamp and Jennifer Bohnenkamp, married husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J Wright Building Company, Inc., an Alabama corporation (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 09-9-32-0-004-018.000

Address: 352 Timberview Trail, Chelsea, AL 35043

See Exhibit A for Legal Description

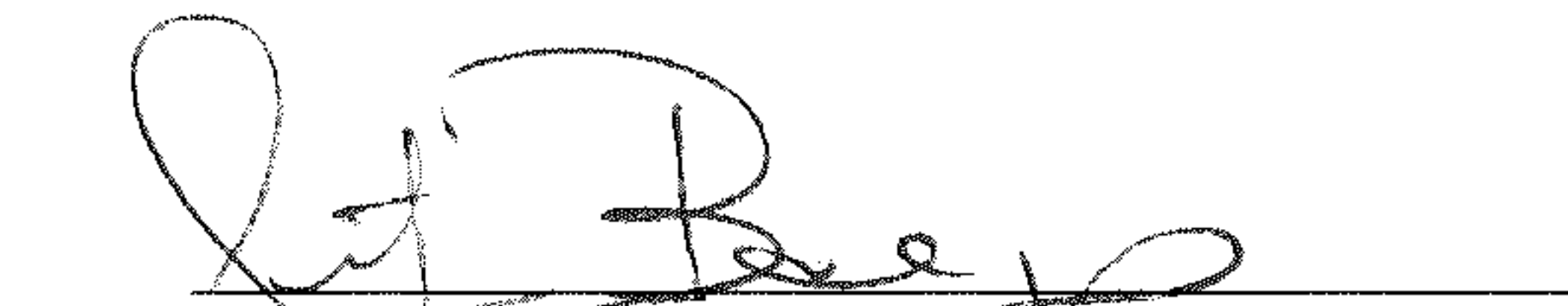
Subject to taxes for the year 2020 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of January, 2021.

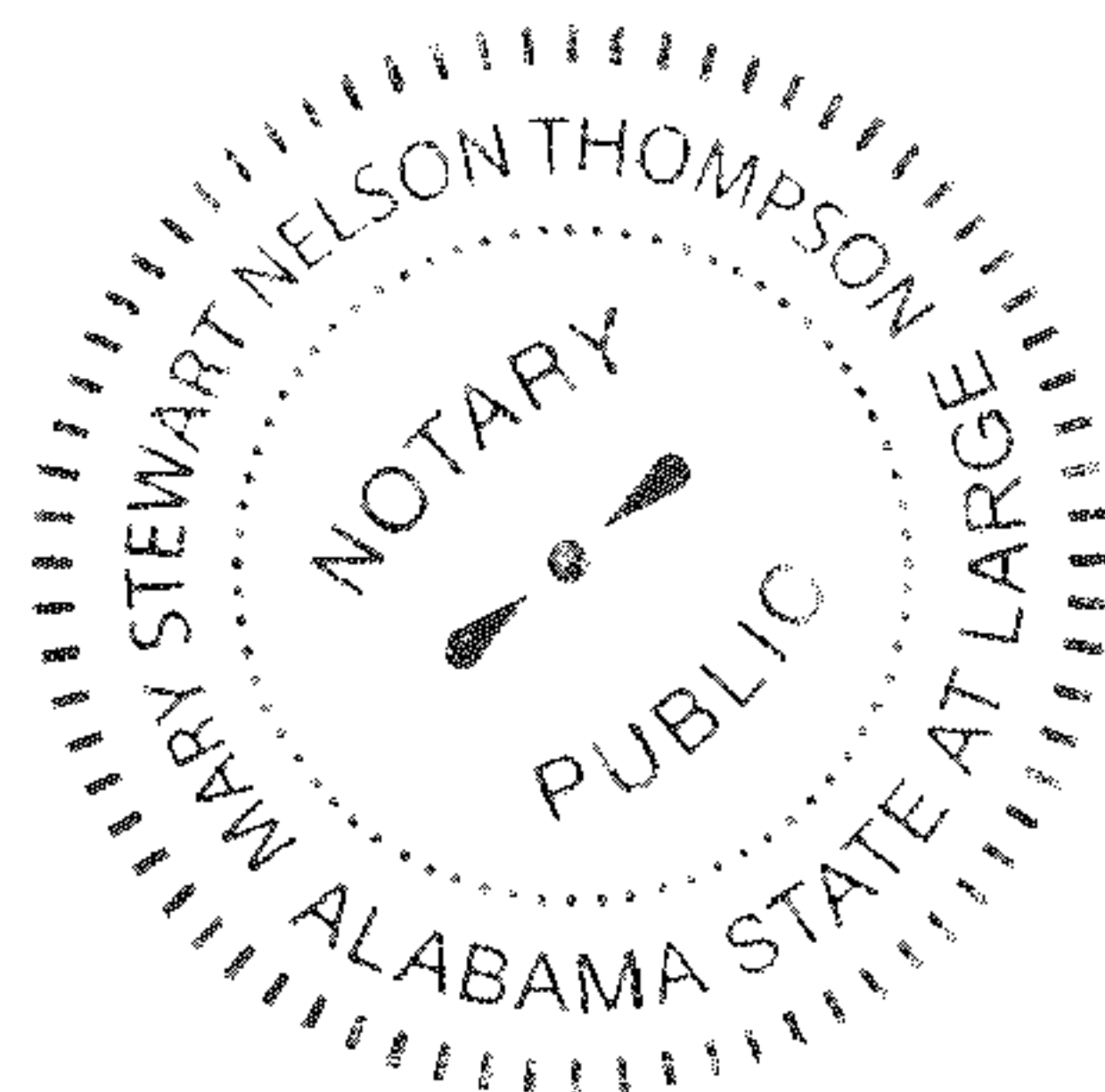

Luke Bohnenkamp


Jennifer Bohnenkamp

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Luke Bohnenkamp and Jennifer Bohnenkamp whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of January, 2021.



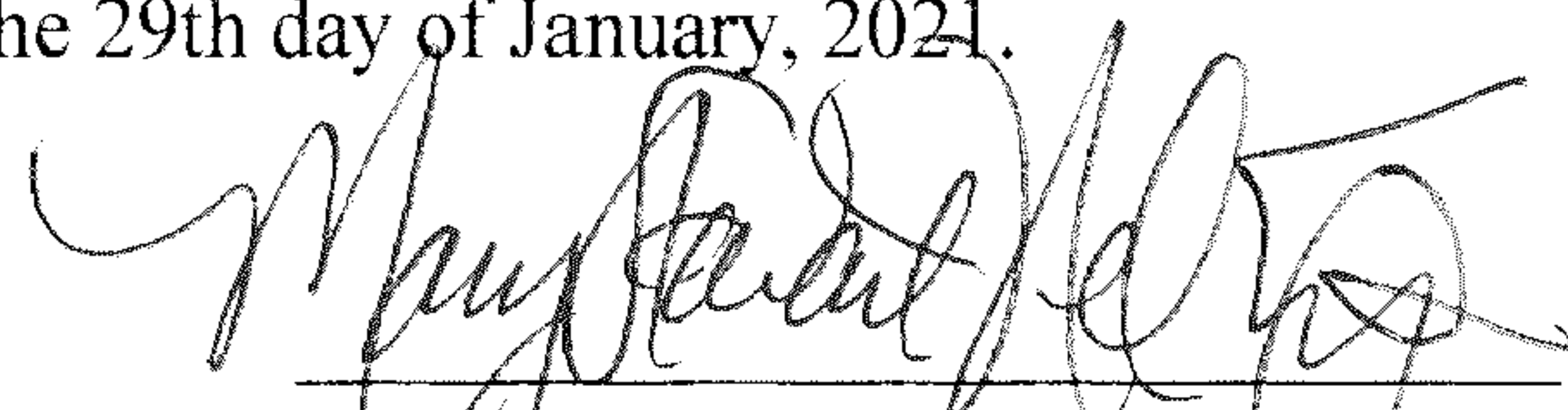

Notary Public

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 09 9 32 0 004 018.000

Land situated in the County of Shelby in the State of AL

LOT 26, ACCORDING TO THE FINAL PLAT THE HIGHLANDS OF CHELSEA, PHASE 1, SECTOR 1, A RESIDENTIAL SUBDIVISION AS RECORDED IN MAP BOOK 49, PAGE 52A & 52B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH A 60' EASEMENT FOR INGRESS/EGRESS AND UTILITIES AS SHOWN ON MAP BOOK 49, PAGE 52A & 52B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 352 Timberview Trl, Chelsea, AL 35043-9417

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Luke & Jennifer Bohnenkamp
Mailing Address _____

_____Grantee's Name J Wright Building Company
Mailing Address _____

_____Property Address 352 Timberline Trail
Chelsea, AL 35043

_____Date of Sale 1/29/21Total Purchase Price \$ \$ 120,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☒ Sales Contract☐ Other☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

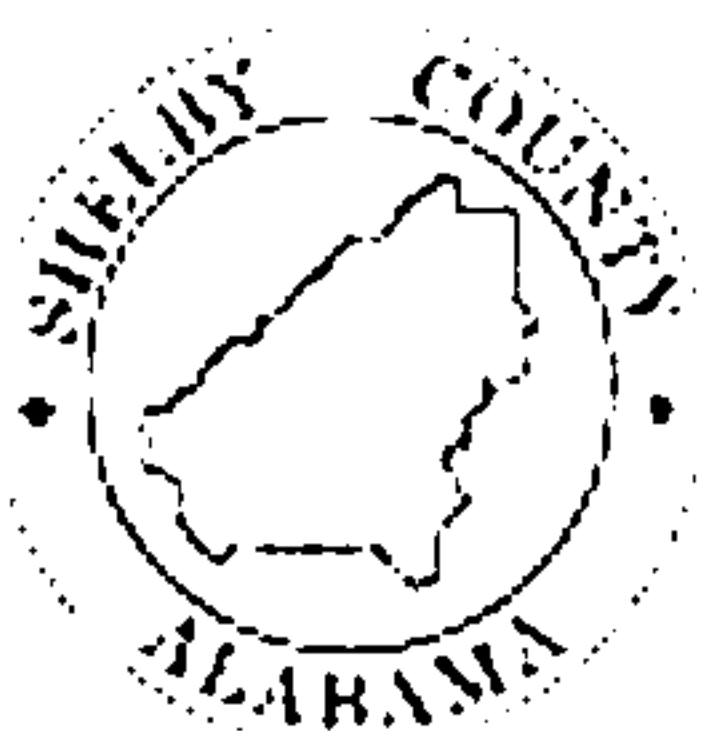
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).Date 1/29/21Print Mary Stewart Nelson Thompson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public RecordsJudge of Probate, Shelby County Alabama, County
Clerk (verified by)Shelby County, AL
02/01/2021 02:02:20 PM
\$151.00 JESSICA
20210201000052220Allen S. Bayl

Form RT-1